

Before the Board of Zoning Adjustment, D. C.

Application No. 11382 of 1776 F Streets Associates for permission to amend BZA Order No. 11053 to read "the building may be occupied by uses listed in paragraph 4101.42 of the Zoning Regulations."

Hearing Date; June 20, 1973
Executive Session: July 24, 1973

FINDINGS OF FACT:

1. The above application was initially heard on February 9, 1972, and subsequently granted on February 5, 1972 in BZA Order 11053.

2. The property is located in an SP District.
3. The property was occupied by a parking lot, apartment and restaurant.
4. The property will be developed with an eight (8) story office building.
5. The allowable area of roof structure may be 7,913 square feet and this roof structure is within the legal limitation.
6. The composition of the roof structure will be mechanical equipment, stairs and elevator machine room.
7. The material and color of both the street facade and this roof structure will be brown stone.
8. No opposition was registered.

CONCLUSIONS OF LAW:

Based on the above findings of fact the Board concludes that this office building is in harmony with the existing neighborhood uses and intent of the SP provisions of the Zoning Regulations.

And that the roof structure of this building will harmonize with the street frontage of the building in architectural character, material and color. The roof structure is in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

The Board further concludes that the building may be occupied by professional persons listed in paragraph 4104.42 of the Zoning Regulations.


ORDERED:

That the above application will be GRANTED.

Vote 3-0 Mr. Harps not present, Lilla Burt Cummings, Esquire, not voting.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary of the Board

FINAL DATE OF ORDER: **SEP 24 1973**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

And that the roof structure of this building will harmonize with the street frontage of the building in architectural character, material and color. The roof structure is in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

The Board further concludes that the building may be occupied by professional persons, a Chancery, non-profit organization, and labor union as listed in paragraph 4104.42 of the Zoning Regulations, excluding the clause "Similar Professional Persons".

ORDERED:

That the above application will be GRANTED.

VOTE: 3-0, Mr. Harps not present, Lilla Burt Cummings, Esquire, not voting.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED BY: James E. Miller
JAMES E. MILLER
Assistant Secretary
for the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF THIS ORDER: SEP 24 1973